

D	Land Use (s9)	Koata House and future use of this Lot (Lot 1003)
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Resource Consent: FT255004
Grants to: CCKV Maitai Dev Co Limited Partnership
Commencement Date: 18 September 2025
Lapse Date: 5 years after commencement date
Expiry date: No expiry
Location: 7 Ralphine Way, Maitai Valley, Nelson

The activity:

Land use consent (section 9 of the Resource Management Act 1991 (**RMA**)) to construct and operate a commercial and community facility (**Koata House**).

Note: To be read in conjunction with Condition Sets A-C, E-M.

Subject to the following conditions:

General conditions

1. The activity, of constructing and operating a commercial and community facility (Koata House) shall be carried out in accordance with the application for resource consent, including any reports, plans, and any further information provided by the Consent Holder, and in accordance with the following conditions of consent. Where there is any apparent conflict between the application and the consent conditions, the consent conditions shall prevail.

Specific Conditions of Consent

2. The development shall proceed in general accordance with the Plan set A and B labelled:
 - Plan set A: Koata House / Te Whare ō Koata – Maitahi Village (Waka Group Architecture Ltd, dated 31 January 2025) numbered RC1.01-1.06, RC2.01, RC3.01-3.02¹
 - Plan set B: Koata House / Te Whare ō Koata – Maitahi Village (RMM Landscape Architects - Landscape Concept, dated June 2024)²
3. The buildings subject to this consent shall not be constructed until Lot 1003 of the subdivision consent has obtained Section 224 Certification.

Landscape Plans

4. Prior to the lodgement of building consent for Koata House, a detailed landscape plan, and specification shall be submitted to the Nelson City Council's (**Council**) Monitoring Officer for review to confirm that the detailed landscape plan contains the information required by this condition and the following:

¹ https://www.fasttrack.govt.nz/_data/assets/pdf_file/0017/1907/15.-Koata-House_Te-Whare-o-Koata-Maitahi-Village.pdf

² https://www.fasttrack.govt.nz/_data/assets/pdf_file/0022/7816/15.1-Koata-House-Landscape-Concept.pdf

- (a) That it is in general accordance with Plan Set B: Koata House / Te Whare ō Koata – Maitahi Village (Landscape Concept, dated June 2024); and
 - (b) specifies the indigenous species to be eco-sourced and planted, materials used, paving, retaining wall design, seating and cycle parking areas, as well as setting out any required weed and pest control, need for replacement planting e.g. should plants die or become diseased, irrigation, and maintenance requirements.
5. If no response is received from the Council's Monitoring Officer after 15 working days of submission, the detailed landscape plan and specification shall be treated as confirmed.
 6. Within 2 months following completion of all landscaping, the Consent Holder shall provide to the Council's Monitoring Officer, a statement by its landscape design professional confirming the landscaping has been established in accordance with the requirements of this consent.

Transport Design Details for Koata House

7. At the building consent stage for the development of Koata House, the Consent Holder shall provide to the Council's Monitoring Officer plans that show the following transport information:
 - (a) Detailed design drawings demonstrating vehicle tracking curves for all anticipated bus and service vehicle manoeuvres associated with Koata House; and
 - (b) Visibility splays designed in accordance with Figure 4.11 of the Nelson Tasman Land Development Manual 2020 (**NTLDM**).
8. These plans shall be prepared by a suitably qualified and experienced transport engineer and must demonstrate that access arrangements are appropriate for the expected transport demands of the 180-seat event space.

Temporary Traffic Management Plan

9. If deemed necessary by the suitably qualified and experienced transport engineer, a Temporary Traffic Management Plan (**TTMP**) specifically addressing bus and other vehicle movements and parking arrangements during larger events on the site shall be prepared by the suitably qualified and experienced transport engineer and submitted to the Council's Monitoring Officer for review to confirm that the TTMP contains the information required by this condition and Condition 10.
10. The objective of the TTMP is to ensure that construction traffic is managed in a way that maintains the safety and efficiency of the surrounding transport network, minimises disruption to road users, and protects the amenity of the surrounding environment. The TTMP shall be prepared in accordance with industry best practice for temporary traffic management and the requirements of the Road Controlling Authority. The TTMP shall include, but not be limited to, the following matters:
 - i. The location and layout of dedicated bus drop-off and pick-up areas;
 - ii. Proposed routes for buses to and from the site;
 - iii. Measures to safely manage interactions between buses, pedestrians, and other vehicles;
 - iv. Temporary signage and traffic controls (including the use of marshalls if required);
 - v. Proposed bus schedules or coordination with public transport providers;
 - vi. Provisions for emergency vehicle access; and
 - vii. Measures to avoid queuing or congestion on the surrounding road network.

The approved TTMP shall be implemented for all events above a threshold as determined by a suitably qualified and experienced transport engineer and all traffic management measures shall be adopted throughout the event period.

Operating Hours

11. Koata House shall operate, for the purposes of functions and events, within the hours of:
- (i) Sunday to Thursday inclusive: 7:00am – 11:00pm.
 - (ii) Friday, Saturday, Christmas Eve and New Year's Eve: 7:00am – 1:00am the following day.

Noise Limits

12. Noise generated from activities undertaken within Koata House shall not exceed the following limits measured at, or within, the boundary of any site in the Residential Zone:

Day Time:	L ₁₀ : 55 dBA
Other Times:	L ₁₀ : 45 dBA
	L _{max} : 75 dBA

Day Time means: 7:00am to 10:00pm Monday to Friday, and 9:00am to 10:00pm Saturdays, Sundays and Public Holidays.

All measurements and assessment shall be in accordance with NZS 6801:2008 and NZS 6802:2008.

Future use or development of Lot 1003

13. Any future alternative use or development of this site (Lot 1003) which complies with the permitted activity rules and standards in Chapter 9 'Suburban Commercial' Zone of the Nelson Resource Management Plan 2004 (**NRMP**), being the rules and standards as at 18 September 2025, is allowed.

Review

14. For the purposes of, and pursuant to section 128 of the RMA, the Council reserves the right to review the conditions of this and related consents annually commencing 12 months from the date this consent is granted, for any of the following purposes:
- (a) To modify existing conditions of consent relating to the effects of the activity on the environment;
 - (b) To require the Consent Holder to adopt the best practicable option to reduce or remove any adverse effect upon the environment, arising from the generated effects of the activity; and
 - (c) If the Council deems that it is necessary to do so in order to deal with any adverse effect on the environment which may arise from the exercise of this consent, and which is appropriate to deal with at a later date.

Advice Notes:

1. Where a condition requires notification to, or review/approval by the Nelson City Council, all relevant documents, plans, and communications shall be submitted to the Council's Monitoring Officer in the first instance.

The Monitoring Officer will coordinate any review/approval with the appropriate Nelson City Council staff, as follows (examples only):

- Team Leader Environmental Compliance – for documents such as Dust and Erosion and Sediment Control Plans (**DESCP**), earthworks methodologies, and potentially noise and vibration plans.
- Team Leader Transport Operations – for transport and roading-related documentation, such as Construction Traffic Management Plans (**CTMP**).
- Team Leader Integrated Catchments – for ecological restoration plans, lizard management plans, and related matters.
- Team Leader Water & Air – for wetland and stream restoration plans.

Where no Council review/approval is required by a condition but an action or document is to be provided (e.g. notice of commencement of works, geotechnical or Suitably Qualified and Experienced Practitioner engagement letters), these should also be sent directly to the Council's Monitoring Officer.

For the avoidance of doubt, the Council's Monitoring Officer is not in a position to approve or certify the technical content of plans or reports submitted under these conditions of consent. The role of the Council's Monitoring Officer is to receive the submitted information and coordinate its review by the relevant qualified Council staff or external experts. This review is undertaken solely to determine whether the submitted material addresses all the matters required by the applicable condition(s) of consent. The use of terms such as "confirmation" or "review" in these conditions reflects this process and does not imply that the Council's Monitoring Officer, or the Council more generally, is providing technical approval of the methodology or design.

2. Condition 3 is to ensure that prior to any construction, the ground beneath the buildings has been certified by a Geo-professional, the mechanically stabilised earth (**MSE**) wall has been completed and it is within the boundaries of the Lot 1003, the debris bund has been fully constructed and vested to the Council and the building has connection to a legal road. These matters will be required as part of the section 224 certification for the underlying subdivision.
3. Condition 11 is not intended to limit the use of Koata House as a marae.
4. Condition 13 is also secured by way of a consent notice registered on the relevant computer freehold register. A portion of proposed Lot 1003 (Koata House) is within the Residential Zone. One of the purposes of this consent is to remedy that zoning anomaly and enable the Suburban Commercial provisions in Chapter 9 of the NRMP. Condition 13 and the consent notice recognise the Suburban Commercial function, form, and intent of this allotment as a part of the Maitahi Village development.
5. Council Officers, at their discretion and at the Consent Holders expense, may seek (where not available inhouse) independent advice from suitably qualified professionals to support the Council and provide advice as part of any review and/or approval.